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SUSTAINABLE BLOOMINGTON

Indiana Finance Authority Sustainability Workshop -
June 5, 2008



Mayor Mark Kruzan's Vision

- "I have a vision for Bloomington that is one of balance. A community in which we protect our natural beauty and responsibly manage growth. A place where people prosper economically but don't forget the needs of others. A city that's growing but retains the character of a town."

■ *Plan Kruzan, 2003*



Danise Alano, Director of Economic Development

Adam Wason, Assistant Economic Development Director for Small Business and Sustainable Development



Sustainable City Initiative

- The Sustainable City Initiative expresses the City of Bloomington's desire to promote economic vitality while also improving the human condition and preserving the community character of our city.
- It operates on the principle that Bloomington can achieve environmental health, economic prosperity and social justice through sustainable development.
- The central vehicles for Bloomington's Sustainable City Initiative are the Mayor's Office of Economic Development, the City's internal Team Green and the Bloomington Commission on Sustainability.



Mayor's Office of Economic Development

- Mission: to enhance the quality of life for citizens by administering strategic programs and initiatives which foster an environment where businesses thrive, while retaining and creating new jobs.
- a strong focus local entertainment, arts and social services sectors.
- A constant theme of sustainable development.



Team Green

- Internal, multi-departmental group looking for ways to make the City more sustainable and environmentally sound.
- Coordinated by the Economic Development staff
- Vehicle by which conservation methods and sustainable practices are implemented in City Hall and City properties.
- The Team empowers City employees to take small steps in conservation, developing a pervasive underlying philosophy of sustainability in all City decisions, and also saving money over time.



Team Green Accomplishments

- Installation of motion sensors in conference rooms that turn off after five minutes of non-motion
- “Turn Off the Lights” focus for City Facilities when away from the office
- Creation of a Green Building website that has case studies, cost/benefit analysis, and local suppliers of green building materials.



Team Green Accomplishments

- Traffic Signal retrofits to LED technology.
 - By replacing traditional incandescent bulbs to LED, estimated efficiency is over 90%. All signals now metered for baseline quantitative data.
- 2007 energy audits at City Hall with Duke Energy
- City Hall HVAC improvements for energy efficiency reasons



Team Green Accomplishments

- Replacement of incandescent bulbs at City Facilities with CFL bulbs
- Move to paperless technologies at Bloomington Police Department
- City EE benefit: free access to Bloomington Public Transit services



Team Green Accomplishments

- Urban canopy inventory:
 - Urban Forestry Division manages 18,000 City trees
 - Determine current health; identify needs/priorities for urban forest management



Bloomington Commission on Sustainability (BCOS)

- Enacted May 4, 2005
- Promotes economic development, environmental health, and social equity
- Gathers and disseminates information; promotes practical initiatives; measures, monitors, and reports on community's progress toward sustainability.



BCOS Accomplishments

- “Change a Light, Change the World” Campaign
- Over 25,000 bulbs changed to CFLs (conservative estimate) in Bloomington
 - = 14.7 million pounds of CO₂
 - = energy savings of over \$1.1 million over the lifetime of bulbs



BCOS Accomplishments

- Monthly Energy Efficiency Forums
 - Residential new construction and remodel projects
 - Free admission
- First annual Sustainability Assessment Report to benchmark and measure Bloomington's progress towards sustainability.



Sustainable Development

- Growth Policies Plan
- Unified Development Ordinance (UDO)
- Bloomington Entertainment & Arts District (BEAD) Strategic Plan
- Certified Technology Park Action Plan



Sustainable Development

- Alternative Transportation & Greenways Plan
- Greenspace Preservation & Acquisition
- Griffy Lake Master Plan
- Downtown Vision & Infill Strategy
- Brownfields Redevelopment



Brownfields Projects

- Showers Brothers Furniture Factory
- ST Semicon
- Abandoned CSX Rail Corridor
- Petroleum Remediation Projects



Past: Showers Brothers Furniture Company

- Operated by Showers family in mid-1800s
- Eventually World's Largest Furniture Factory (4-acre industrial complex)
- Historic Renovation 1994: City Hall, IU Research Park and inVenture Incubator, CFC property management





Past: ST Semicon

- In the heart of downtown
- Manufacturer of electrical semiconductors primarily for Westinghouse Electric Co.
- Contaminants: D002 (corrosive waste), hexamethylene diamine, butanone peroxide, nitromethane, perchloric acid, mixed ethyl/ methoxyethyl ether, MEK peroxides
- Privately owned and redeveloped - ~\$40MM investment
- Converted in 2003-04 to 239-unit apartment building; 17,000+ sq ft retail



ST Semicon Brownfield Site – Across from City Hall





ST Semicon Brownfield Site – Across from City Hall



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Now: Smallwood Plaza



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Past: Bloomington Tire Company

- Group of former auto repair shops located downtown, privately owned
- Soil contaminated w/ petroleum, TPH, arsenic
- Remediation activities - March/April 2007
- \$38,357 IFA Petroleum Remediation Grant (PRG)



Bloomington Tire Company Brownfield Site



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Bloomington Tire Company Brownfield Site



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Bloomington Tire Company Brownfield Site



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Future: Hotel Indigo

- 2008 groundbreaking:
105-room, 5-story boutique hotel
- Across street from
Bloomington/Monroe County
Convention Center
- Future: 2nd hotel and structured
parking
 - 80% “green” demolition of adjacent
structure for interim surface parking



Future: Hotel Indigo



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Former CSX Corridor to Become B-Line Trail

- Abandoned railway through downtown
- Long-held vision to convert as a linear park
- Contaminated soil from coal ash and cinders, arsenic & benzo-a-pyrene
- INDOT TE Grant of \$5,400,000 - 80/20
- Stipulated Remediation Grant (SRG) of \$260, 006 w/ IFA due to INDOT project oversight
- IDNR Grant of \$900,000 (one of 28 such projects being funded by \$19 million in grants from the Department of Natural Resources that will result in 104 miles of new trails and acquisition of land for 26 more miles of future trail development)



Financial Impact

- Investments To-Date

- \$4,365,000

- Land Acquisition – 3.4 mi. “Greenway Corridor” \$3,225,000

- Environmental Assessments

- Design

- Future Investments

- \$3,000,000+ (Phase I only)

- Remediation, Design, Construction

- ? (\$1,000,000)

- Land Acquisition - Switchyard



B-Line Trail Features

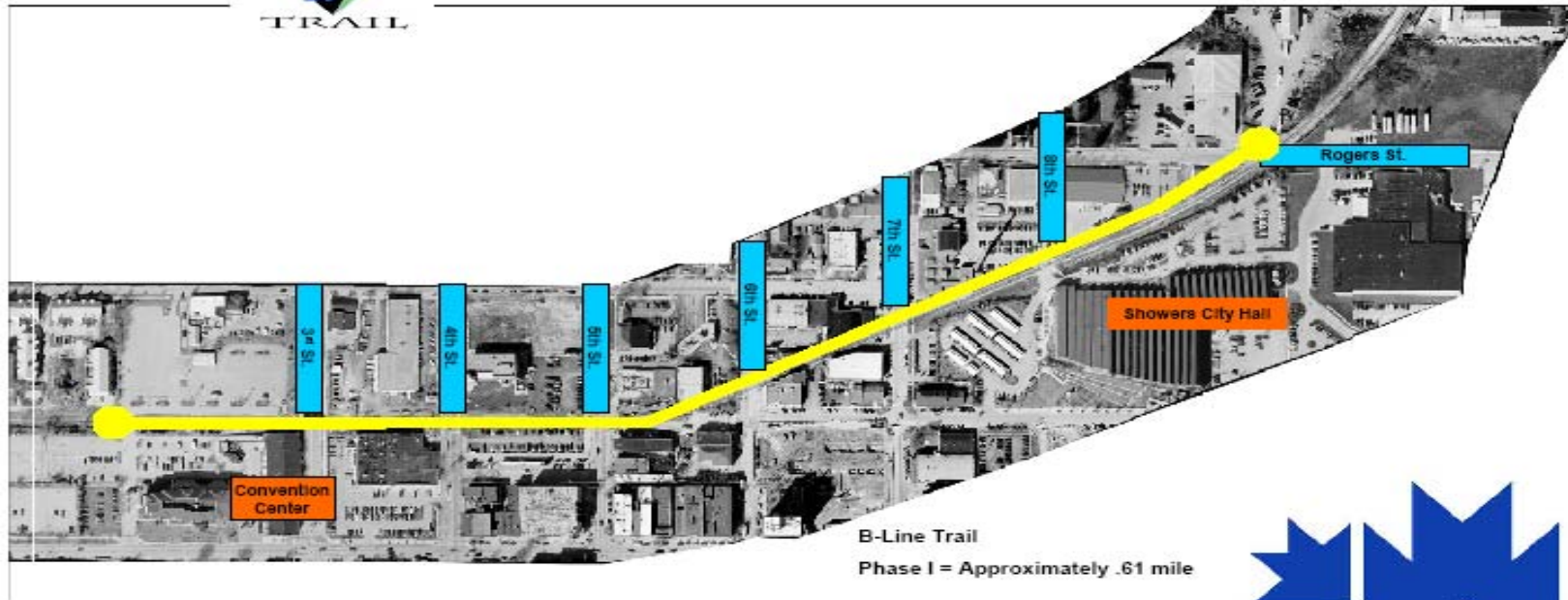
- Economic development catalyst
- Numerous recreational opportunities
- Transportation alternatives
- Host downtown events/promotions
- Interpretive signage along trail and historical account of rail-to-trail - heritage walk
- Public art displays and opportunities
- Downtown amenity = Community enhancement



Aerial View of Phase I



B-Line Trail Phase I



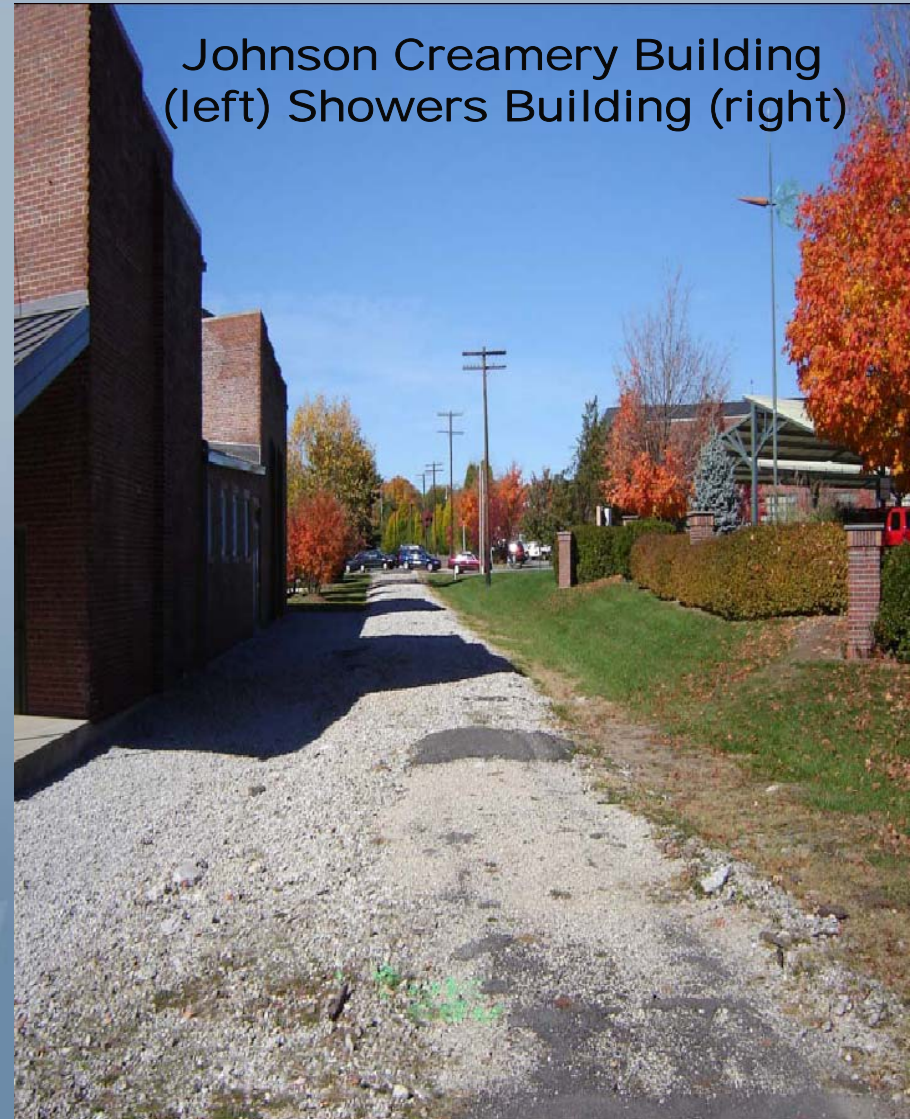


B-Line Phase I Site Photos

Behind Showers City Hall –
Farmers Market Entrance



Johnson Creamery Building
(left) Showers Building (right)





Phase I - Showers Plaza



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Phase I - Showers Plaza



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B-Line Phase I Site Photos



Jankos Little Zagreb



Curbed island installed to protect parked cars from active railroad

Phase I - One Block West of Downtown Square



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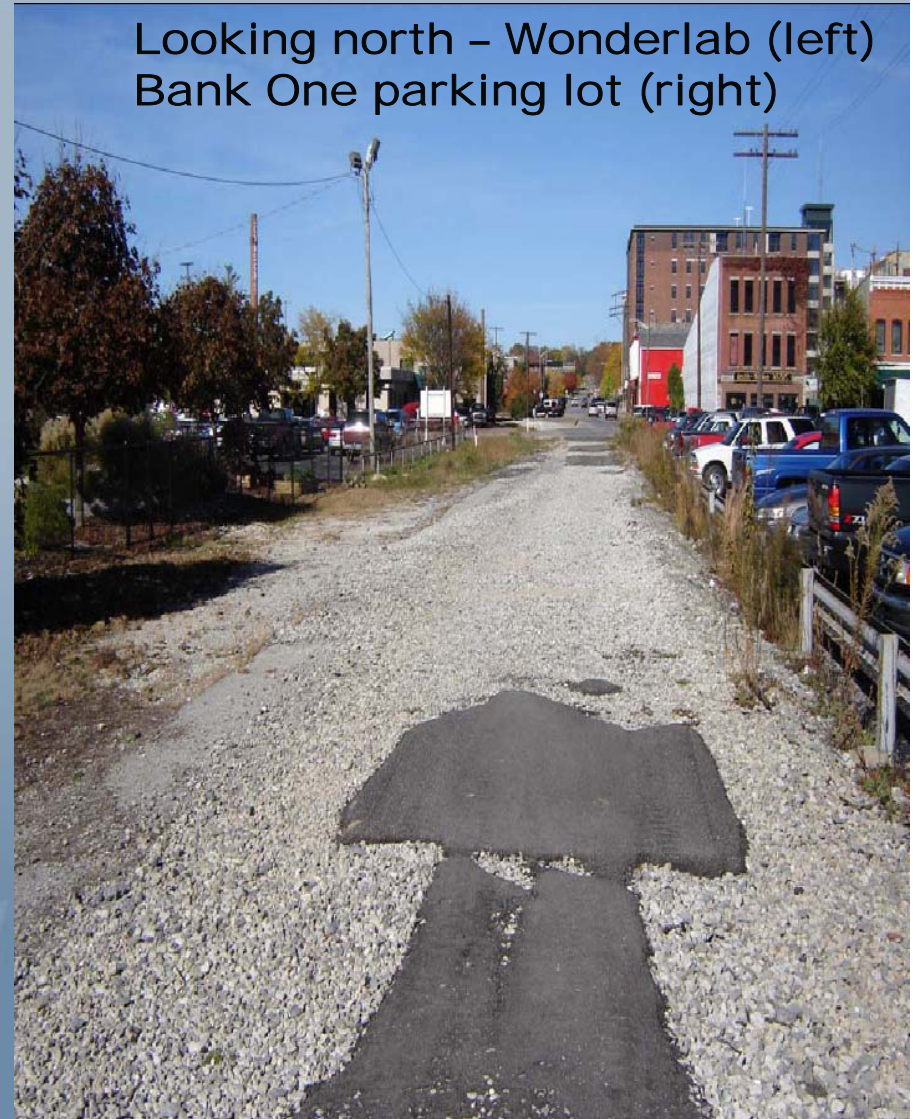


B-Line Phase I Site Photos

Wonderlab Gardens



Looking north – Wonderlab (left)
Bank One parking lot (right)





Phase I - Passing Wonderlab Museum



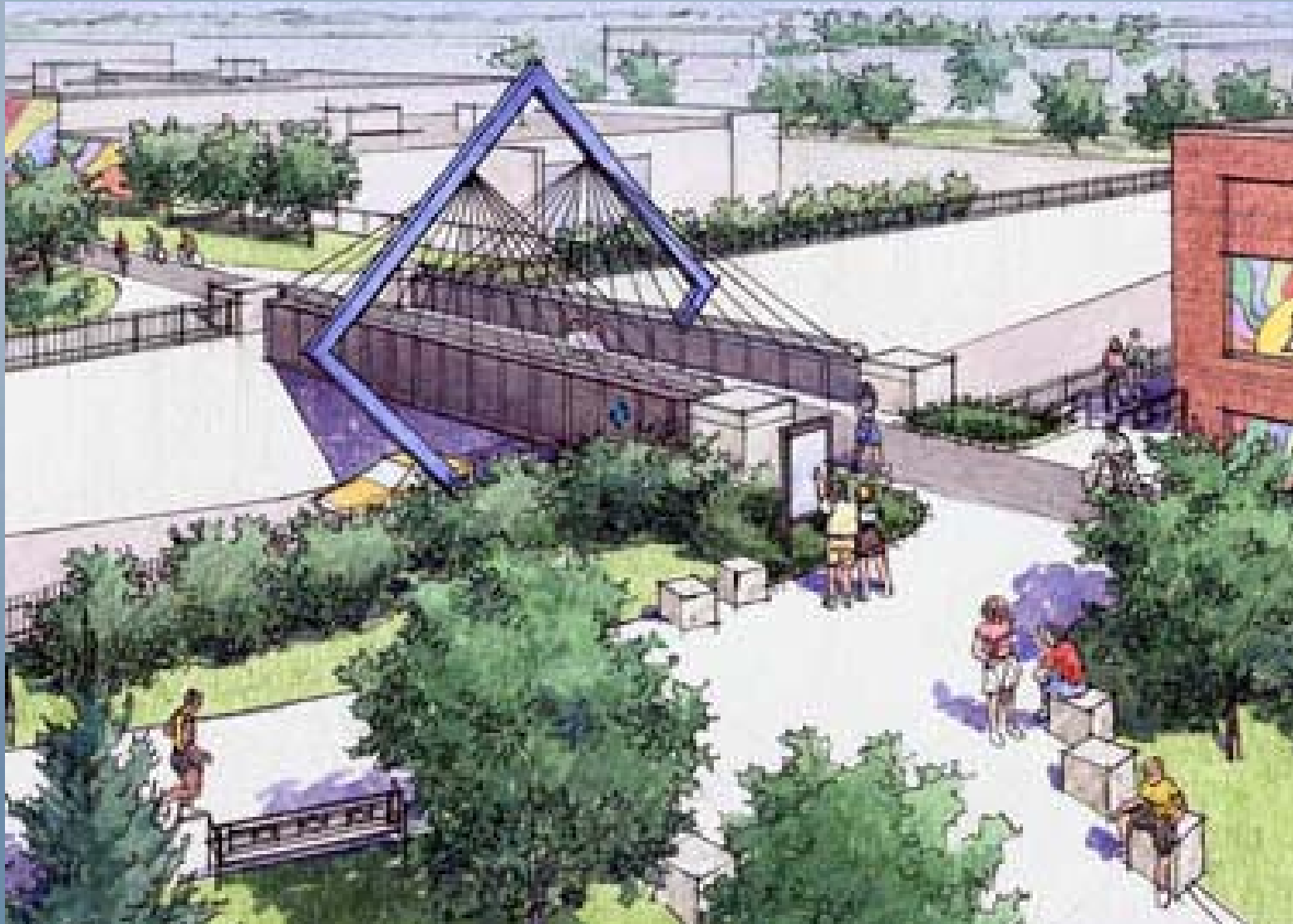
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B-Line Phase I Site Photos



Phase I - Convention Connection



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Petroleum Remediation

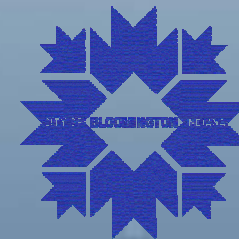
- 923 S. College



QUESTIONS?

Thank You!

Mayor's Office of Economic
Development
(812) 349-3406



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